

TO: City Historic Preservation Commission

FROM: Rose E. Brown, Planning Coordinator
Community Development Department

RE: CASE #HP-16-006

DATE: March 30, 2016

APPLICANT: Nathan Verzal, 25 Scott Street, Council Bluffs, IA 51501

OWNER: KJC, LLC, c/o Bonnie Culjat
18465 Jaylen Drive, Council Bluffs, IA 51503

REQUEST: Historic preservation design review at 154 West Broadway located in the 100 Block of West Broadway Historic District.

GENERAL INFORMATION

The Community Development Department has received a request from Nathan Verzal for historic preservation design review for the property at 154 West Broadway, located in the 100 Block of West Broadway Historic District (see Attachment 'A'). The subject property has been reviewed by the Historic Preservation Commission in the past. The first review was for the design review of the outdoor patio (CASE #HP-08-010). The second review, CASE #HP-10-004, was relative to the placement of furniture in the outdoor patio. The building is considered a 'contributing structure' to the district.

The applicant proposes the following exterior modifications:

1. Expansion of the patio area, utilizing the previously approved fencing and providing additional fencing to match the existing; and
2. Replacing the current awning with a solid black awning on the same frame (see Attachment B); and
3. Adding a business logo/sign above the awning on the front of the building (see Attachment B); and
4. Adding a light above the logo sign on the front of the building (see Attachment C); and
5. Adding a window sign in the lower level of each of the four front window panels (see Attachment D); and
6. Adding a detached sign in the rear of the bar; painted on barn board sign face (see Attachment E); and
7. Painting the exterior brick with 'Dutch Boy Exterior Classical Ivory (013W) (see Attachment F).

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *The proposed use will not impact the historic significance of the building. It was most recently occupied by a tavern.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *The structure was not historically painted brick. The brick was painted in recent years the current 'red' color. Some types of brick are intended to be painted for maintenance purposes and to maintain the integrity of the brick. The brick at this address was painted for aesthetic reasons. It is the opinion of the Community Development Department staff that the paint color should not be changed to a non-traditional color as proposed, as it has not been demonstrated that this light paint color was historically used within the historic district.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *Placement of the sign on the front of the building is acceptable. Traditionally signage would have been placed in the storefront windows or above the window configuration. The existing awning fabric will be replaced with a solid color without sign text, as would have been more likely during the period of significance. It should be noted that any need to remove the awning structure should require the replacement with a more historically accurate shape; angular shed- style awning.*
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The applicant must submit more specific detail about how the logo sign and light fixture on the front of the building will be attached. The anchoring system and power supply shall not be visible from the exterior of the building. Specific placement of the detached rear sign is required.*
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Not applicable.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *Not applicable.*
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends approval of the request for historic preservation design review at 154 West Broadway as follows and issuance of a Certificate of Appropriateness as the following request is generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation':

1. Expansion of the patio area, utilizing the previously approved fencing and providing additional fencing to match the existing; and
2. Replacing the current awning with a solid black awning on the same frame; and
3. Adding a business logo/sign above the awning on the front of the building; and
4. Adding a light above the logo sign on the front of the building; and
5. Adding a window sign in the lower level of each of the four front window panels; and
6. Adding a detached sign in the rear of the bar; painted on barn board sign face; and

The Community Development Department does not find the following request to be consistent with the Secretary of Interior's Standards for Rehabilitation and recommends denial of the following request:

1. Painting the exterior brick with 'Dutch Boy Exterior Classical Ivory (013W).



Rose E. Brown, AICP
Planning Coordinator

154 West Broadway

Will use FENCE ALTERNATE APPROVED

PATIO WILL JUST BE MOVED TO DRAW OUT LINES



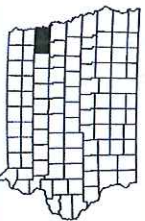
Portage County GIS
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Council Bluffs, IA 51501
712 328-4885
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http://gis.portcounty.com

Map Published: 3/9/2015



1in = 47ft

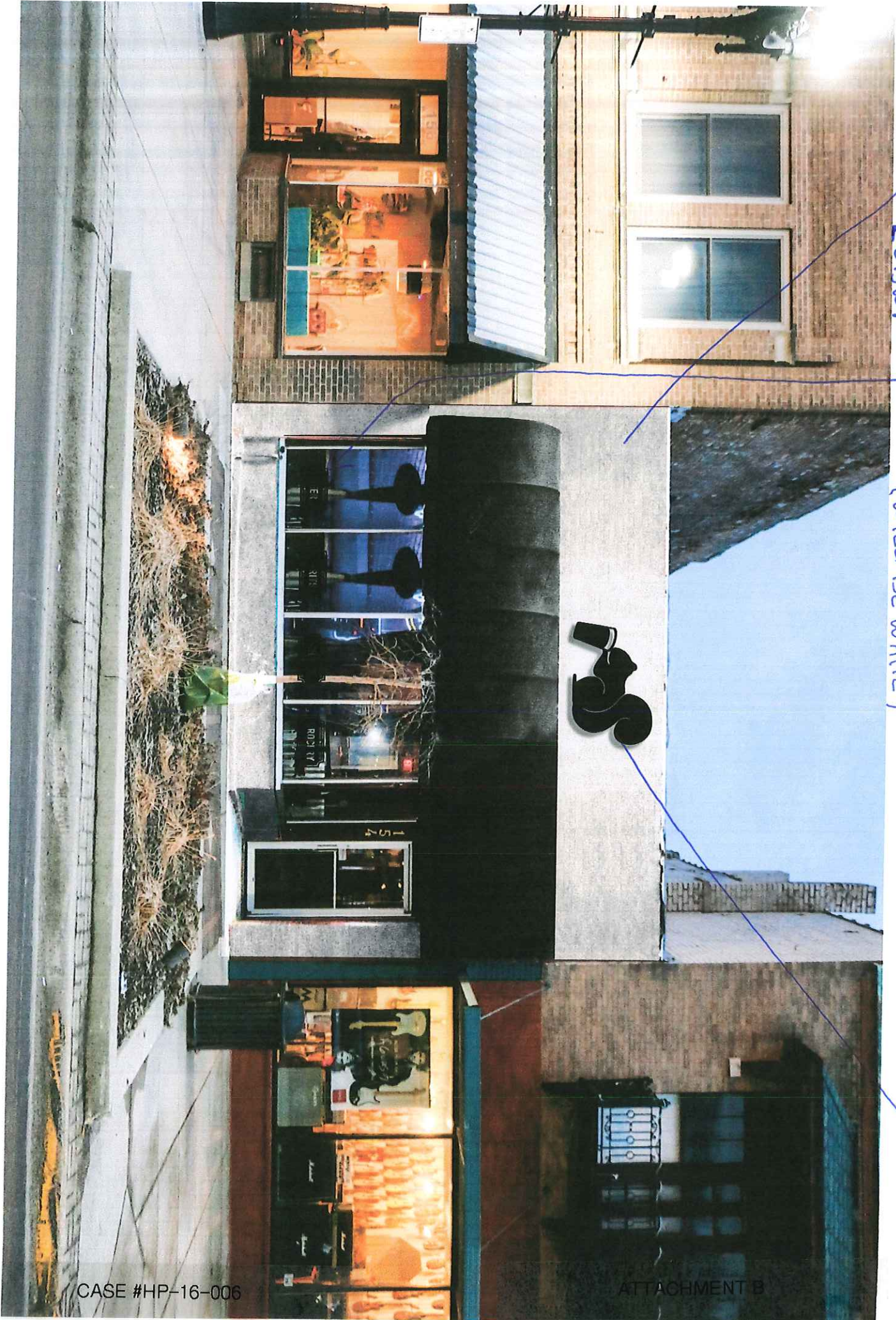
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DUTCH BOY EXTERIOR
CLASSICAL INDOR
(0130)

RIBBONS WILL BE GRE INSIDE. 12X30
(WILL BE WHITE)

4X4 PAINTED



Patriot LIGHTING

Farm & Barn COLLECTION

Warehouse Light

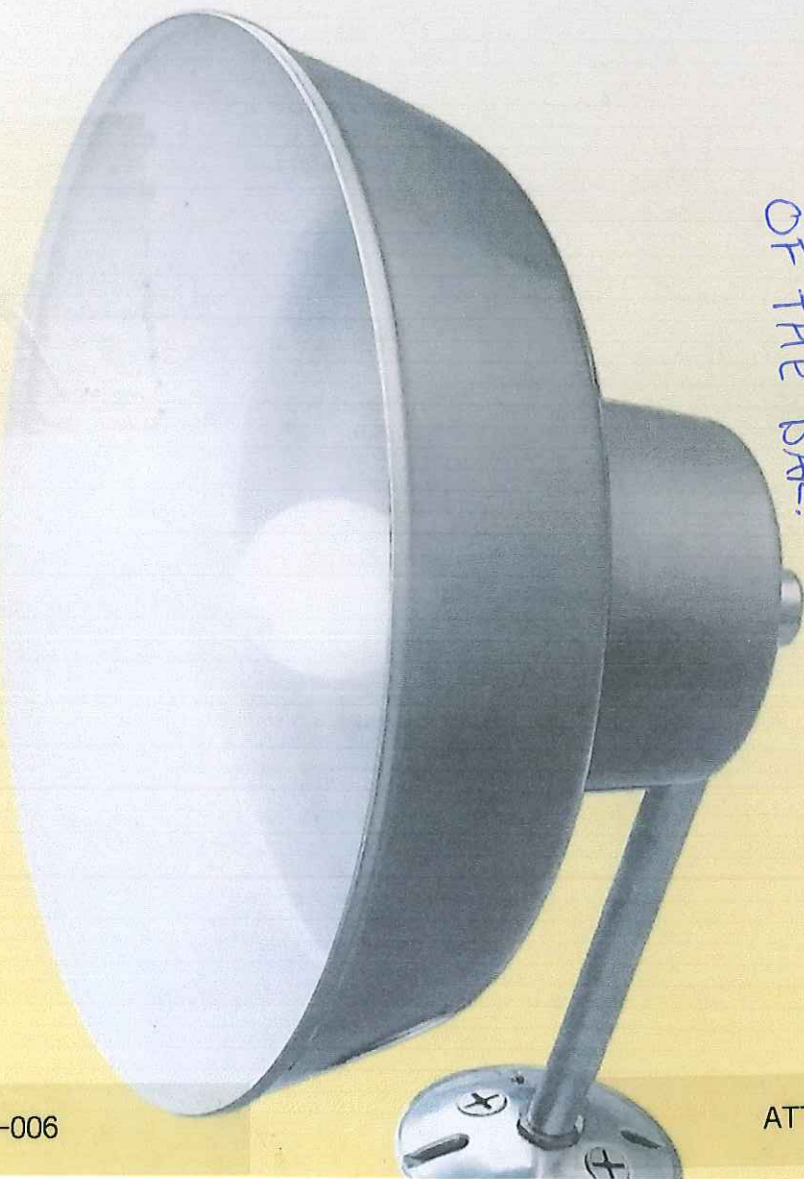
Powder coated gray finish

Rated for damp locations

Suitable for: barns, garages, sheds
workshops, livestock buildings and more

Diameter	14-3/8"
Height	8-1/4"
Ext. from Wall	10-5/8"
Max wattage	300W (per socket)
Finish	Powder coated gray exterior with painted white interior
Housing material	Steel
Number of bulbs	1
(sold separately)	

LIGHT WILL BE
POSITIONED ABOVE
LOOSE ON THE FRONT
OF THE BAR.



ATTACHMENT C

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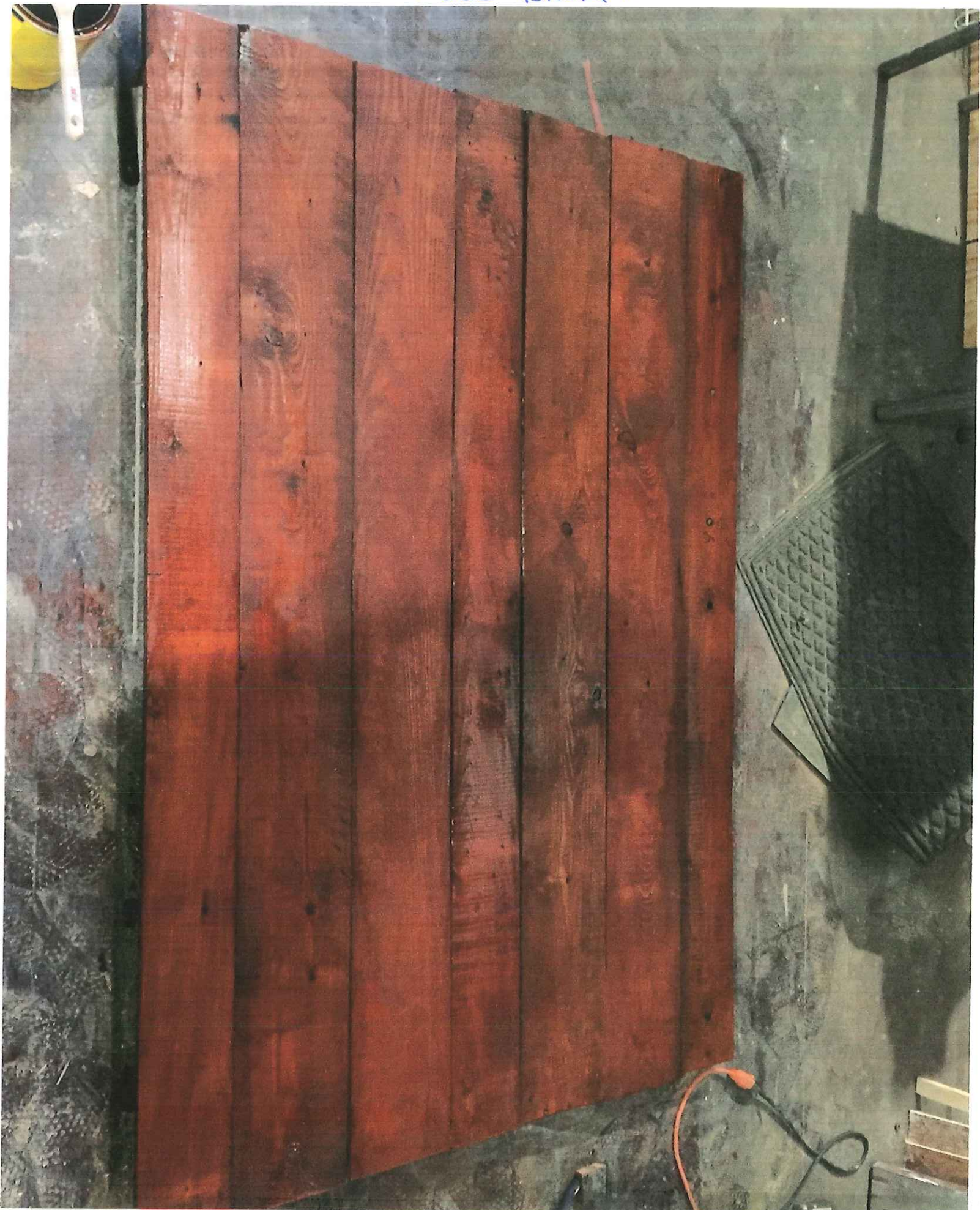
5-YEAR LIMITED
Customer See



Patched log
HxH

Terry per

* SEE BACK *



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ATTACHMENT E

BRICK IS PAINTED
ALREADY

TURNUPE TO BLACK ANNUPE

CURRENT LOOK

